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August 28, 2007

Ms. Mary P. Levine, Acting General Counsel/Director of Legal Affairs  
Michigan State Housing Development Authority  
P.O. Box 30044  
Lansing, MI 48909

RE: 2008-2009 Draft Qualified Allocation Plan

Dear Ms. Levine:

I have read the draft of the 2008-2009 Qualified Allocation Plan for the Low Income Housing Tax Credit Program and I have numerous concerns. I will be attending the information forum in Flint and the public hearings in September. I will also be submitting comprehensive, written comments at a later date. To start with:

- The draft QAP is a radical departure from an existing, proven and successful plan. It is so divisive in nature that debate and comment over its contents will delay implementation, and accordingly the further preservation and development of affordable housing.
- The scheduling of the second funding round on December 27, 2007 has a significant, adverse economic impact on the affordable housing development pipeline, the construction industry, and the State. The second round should be held without delay and no later than October 15, 2007 in order to see the continued economic benefit of the tax credit investment.
- The second 2007 round must be based on the current QAP in order to allow sufficient time to finalize the draft QAP.
- The draft QAP fails to incorporate the public testimony that was presented at the hearings earlier this year.
- The draft QAP does not continue the Preservation set-aside. Preservation is being embraced nation-wide and Michigan has been a leader in this area that improves the existing housing stock and provides for the extended use of affordable housing.

I look forward to attending the forum and hearings and submitting my comprehensive comments.

Sincerely,  
T J Acquisitions, LLC



Jeffrey F. Gates,  
Member